PLEASE RECORD & RETURN TO:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TN 37075

This Instrument Prepared by Netta Mason
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

AMIC-00176

WARRANTY DEED

THIS INDENTURE, made this 30th day of AUGUST A.D., 20 02, between **SEAN R. WOOD and wife, CATHERINE R. WOOD,** of the City of ANTIOCH, State of TENNESSEE, First Parties, and KIMBERLY ANN BENSON LANDER AND PHILIP T. LANDER HUSBAND AND WIFE,

of the City of ANTIOCH, State of TENNESSEE, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of ($ 136,000.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, Being Lot No. 42, on the Plan of Chatham Pointe, of record in Book 6900, Page 444 through 447, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same premises which John S. and Leila R. Griffith, by Deed dated and recorded in Davidson County, Tennessee in Deed Book Volume 10294, Page 366&c., granted and conveyed unto Sean R. Wood and wife, Catherine R. Wood, in fee.

Davidson County DEEDWARR
Recvd: 09/09/02 12:35 3pgs
Fees:18.00 Taxes:503.20
20020909-0108870

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

_____(L.S.)
Sean R. Wood

_____(L.S.)

_____(L.S.)
Catherine R. Wood

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State. **SEAN R. WOOD and wife, CATHERINE R. WOOD**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 21st day of November 2001

Notary Public

My Commission expires 5/26/02

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Kimberly Ann Benson Lander and Philip T. Lander
ADDRESS 3641 Burdick Place
Antioch, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
new owner
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $136,000.00. Affiant

Subscribed and sworn to before me this 21st day of November 2001.

Notary Public

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 162-1-C, PARCEL 96).

2. Articles of Incorporation for Chatham Pointe Homeowners Association, Inc., of record in Book 7597, Page 977, said Register's Office.

3. All matters as set forth on the Plan of Chatham Pointe, of record in Plat Book 6900, page 444-447 (Lot N. 42 on page 444), said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 7358, Page 656, Register's Office for DAVIDSON County, Tennessee.

5. Amended Declaration of Covenants, Conditions and Restrictions which supercedes Declaration of Covenants, Conditions and Restrictions of record in Book 7358, Page 656 and Book 7538, Page 792, Register's Office for DAVIDSON County, Tennessee.

6. Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 7599, Page 812, Register's Office for DAVIDSON County, Tennessee.

7. Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 8667, Page 381, Register's Office for DAVIDSON County, Tennessee.

8. By-laws of Harbour Chatham Pointe Homeowners Association of record in Book 8679, page 446, said Register's Office.